

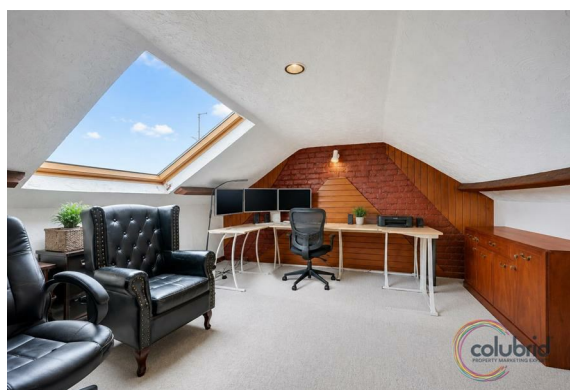


Beach Road, Clacton-On-Sea

Guide Price £260,000



- Substantial four-bedroom terraced family home arranged across three spacious floors
- Huge loft room with Velux window offering versatile additional living space
- Bright and airy interiors with attractive high ceilings and character features throughout
- Spacious lounge and dining areas ideal for entertaining and family living
- Driveway parking and rear access for added convenience
- Potential for a double-storey extension subject to planning permission
- Modern combi boiler installed approximately three months ago
- Approximately 0.2 miles from Clacton seafront and beach
- Approximately 0.3 miles from Clacton railway station and within walking distance of the high street
- A fantastic blend of coastal lifestyle, commuter convenience and future potential



GUIDE PRICE - £250,000 - £270,000

A substantial and character-filled four-bedroom terraced family home, perfectly positioned in the heart of Clacton and offering the ultimate blend of coastal living, generous space and everyday convenience. Just a short stroll from the beach, moments from the station and tucked within easy reach of the bustling high street, this is the kind of home that gives you lifestyle as well as square footage.

Behind its attractive frontage, the property opens into a wonderfully spacious interior packed with charm, character and versatility. High ceilings and large windows create a bright, airy feel throughout, while the generously sized living room offers the perfect setting for cosy evenings, family gatherings or lazy Sunday afternoons after a walk along the seafront.

To the rear, the home flows effortlessly into a spacious dining area and fitted kitchen, creating a sociable heart of the home ideal for entertaining, family meals or catching up over coffee while dinner simmers away. Just off the kitchen is a modern shower room, thoughtfully designed with practicality and accessibility in mind, featuring contemporary fittings and an easy-to-maintain finish. There's also direct access to the rear garden, complete with valuable back access — ideal for bikes, beach gear or simply easier day-to-day living.

The first floor offers four well-proportioned bedrooms alongside bathroom and WC facilities, while the standout top floor loft conversion provides an enormous and incredibly versatile loft room with Velux window. Whether you need a peaceful home office, cinema room, creative studio or luxurious main suite escape, this space delivers flexibility in abundance. (Please note the property is being marketed as a four-bedroom.)

Outside, the property continues to impress with driveway parking and exciting potential for a future double-storey extension (subject to the relevant planning permissions), giving buyers the opportunity to create their forever home and add further value over time.

Location-wise, it's hard to beat. Imagine morning walks along the seafront, coffee from the high street cafés, easy station access for commuters and everything you need right on your doorstep. Clacton beach is approximately 0.2 miles away, while Clacton railway station sits around 0.3 miles from the property — perfect for balancing coastal calm with everyday practicality.

Further benefits include a recently installed combi boiler, approximately three months old, offering energy efficiency and added peace of mind.

This is more than just a house — it's a lifestyle property with personality, space and endless potential. The kind of home where summer evenings spill into the garden, beach days become routine and every room feels full of possibility.

Clacton-on-Sea remains one of Essex's most popular coastal towns, loved for its traditional seaside charm, sandy beaches and excellent everyday convenience. Offering a fantastic mix of independent cafés, restaurants, shopping facilities and entertainment, the town has seen continued investment and growing popularity with families, retirees and London commuters alike. The iconic seafront and pier provide the perfect setting for coastal walks, summer evenings and family days out, while Clacton railway station offers direct links into London Liverpool Street. With supermarkets, leisure facilities, schools and healthcare services all close by, Clacton combines relaxed seaside living with practical modern convenience — making it an increasingly desirable place to call home.



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THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/46-beach-road-clacton-on-sea-co15-1ue/5302729>

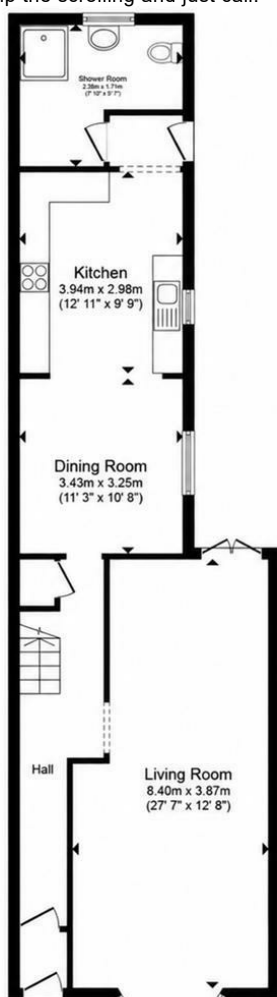
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

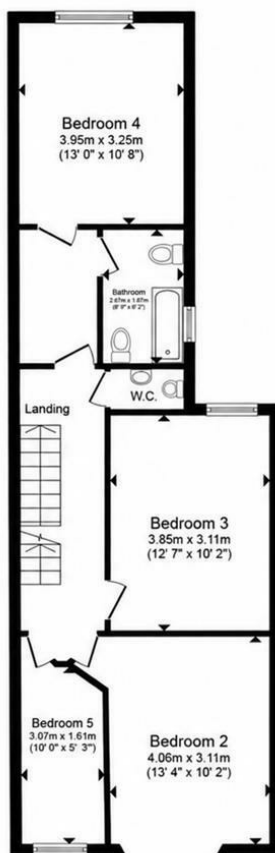
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

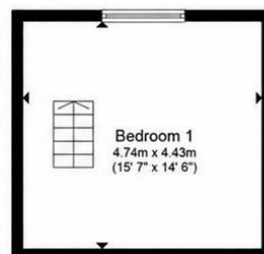
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



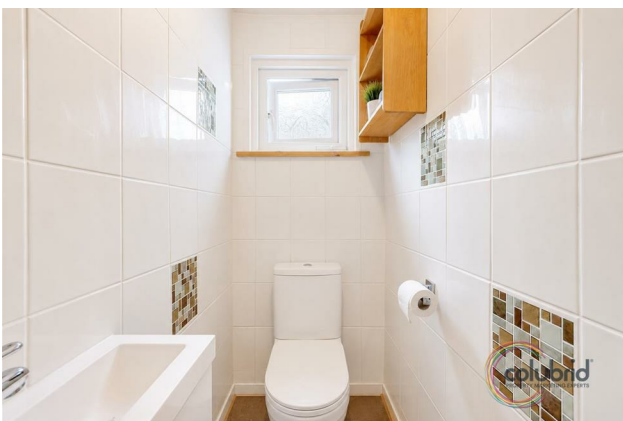
Ground Floor



First Floor



Second Floor



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